

**RE: 845 Boylston Street.**

jfhunnewell@comcast.net <jfhunnewell@comcast.net>

Mon 3/21/2022 4:58 PM

To: Maria Morelli <mmorelli@brooklinema.gov>

Thanks, Maria, for your return message, and for acknowledging my message. I understand that the Town is not technically "supporting" this project. Polly made the same point five months ago. As we taxpayers watch the manipulated cynicism with which the developers are operating we can only hope, as taxpayers, that the statutory process will be fair and reasonable.

Best,  
Jim.

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**From:** Maria Morelli <mmorelli@brooklinema.gov>

**Sent:** Monday, March 21, 2022 4:16 PM

**To:** jfhunnewell@comcast.net

**Subject:** Re: 845 Boylston Street.

Dear Jim: The Town is not supporting or denying anything. We are required to open the hearing according to the statutory deadline. We take your concerns very, very seriously.

**Maria Morelli, AICP**

Senior Planner

Town of Brookline

[mmorelli@brooklinema.gov](mailto:mmorelli@brooklinema.gov) | . 617-730-2670 | [LinkedIn](#)

At Town Hall M W F

"Democracy is not a state. It is an act." Rep. John Lewis

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**From:** [jfhunnewell@comcast.net](mailto:jfhunnewell@comcast.net) <[jfhunnewell@comcast.net](mailto:jfhunnewell@comcast.net)>

**Sent:** Monday, March 21, 2022 4:08 PM

**To:** Maria Morelli <[mmorelli@brooklinema.gov](mailto:mmorelli@brooklinema.gov)>

**Subject:** FW: 845 Boylston Street.

Hi Maria:

We are now being advised to direct commentary to you for processing. Since I wrote Polly last November with my strong objections, the planning for this project has gone from bad to worse, and it does now appear that the Town is supporting this project. Many of us will be "attending" the Zoning Board hearing tonight, and I imagine a flurry of commentary will be coming your way after that hearing. As we've said before, we all support the development of a project that fits the site, but the current proposals are a cynical manipulation of the Special Permit process, and represent a real safety threat to the Heath School.

Yours,  
Jim Hunnewell

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**From:** Polly Selkoe <[pselkoe@brooklinema.gov](mailto:pselkoe@brooklinema.gov)>

**Sent:** Thursday, November 18, 2021 10:32 AM

**To:** [jfhunnewell@comcast.net](mailto:jfhunnewell@comcast.net)

**Cc:** Kara Brewton <[kbrewton@brooklinema.gov](mailto:kbrewton@brooklinema.gov)>; Victor Panak <[vpanak@brooklinema.gov](mailto:vpanak@brooklinema.gov)>; Devon Fields

<[dfields@brooklinema.gov](mailto:dfields@brooklinema.gov)>

**Subject:** RE: 845 Boylston Street.

I am forwarding your email to the Select Board and to Planning Director Kara Brewton who is overseeing the Select Board's response to MassHousing, which is due December 24<sup>th</sup>. I will also send it to the development team for 845 Boylston so they understand your concerns. The Town has not supported this project at this point and there has been no formal application yet to the Board of Appeals. When and if there is an application to the Board of Appeals, I will make sure the Board of Appeals gets a copy of your letter. If the Board of Appeals hears this case, there will be many public hearings on it. Polly

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**From:** [jfhunnewell@comcast.net](mailto:jfhunnewell@comcast.net) <[jfhunnewell@comcast.net](mailto:jfhunnewell@comcast.net)>

**Sent:** Thursday, November 18, 2021 9:40 AM

**To:** Polly Selkoe <[pselkoe@brooklinema.gov](mailto:pselkoe@brooklinema.gov)>

**Subject:** 845 Boylston Street.

Dear Ms Selkoe:

I am a Brookline resident living at 176 Reservoir Road. I am a Massachusetts registered architect (License No. 4930), and I have been in professional practice for almost 50 years. I am writing to protest the initial planning proposals that are being brought forward for 845 Boylston Street. This proposed project, as currently presented, fails in so many areas that I am surprised that the Town of Brookline is bringing it forward for public commentary. We can all agree that the messy weed-patch that constitutes the site currently is an eyesore, but I think the entire neighborhood is united in opposing the concept of trying to "stuff ten pounds into a five pound bag" as the saying goes. I request and suggest that the Town withdraw its support for this project, and work to bring forth a solution that properly fits the scale of the site and the realities of the traffic congestion in the area. Specifically I note that:

1. The proposed density and scale of the current project is much greater than the site can justify and absorb.
2. 41 Parking spaces, all flowing in and out off of Reservoir Road, is probably not acceptable given the current traffic congestion at this location.
3. Heath School drop-off and pick-up create congestion at this end of Reservoir Road that makes the road almost impassable twice each day.
4. The Town has not mandated that school pick-up and drop-off be limited to the Eliot Street entrance, so the safety of the school children at this location twice-a-day has become a real concern.
5. It appears that the current proposal is being considered in advance of thorough traffic studies.
6. The traffic light management at the Boylston/Reservoir intersection is very awkward, and it becomes especially complicated during the numerous times each day when fire vehicles or ambulances need to come and go from the fire house. We certainly applaud and support the great work being done by our emergency services personnel, but their location at this intersection makes traffic management very complicated.
7. Boylston Street experiences something close to total grid-lock at this intersection at various times during a normal day, and adding more traffic density here will make an already difficult situation worse.

As an architect, I can sympathize with the position that the project's current architect finds himself in. In many ways, he is being asked to do the impossible. During the virtual Planning Board meeting yesterday (Nov 17), the architect was asked several times to explain solutions or features that might become "compensating amenities" in the design of the project. In most cases, he had no answers for the questions, or said it hadn't been looked at yet. My personal feeling is that the issues that he was being asked to address are comparable to "moving deck chairs on the Titanic" as the saying goes. In short, architectural "tweaking" of the design cannot hope to address the fundamental scale and density issues that make this project unacceptable. Once again, I request and suggest that you set aside this proposal.

Yours truly,

James F. Hunnewell, Jr. AIA, LEED AP  
176 Reservoir Road  
617-794-1172  
MA architectural license No. 4930

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